

#37281

The Federal Land Bank of Spokane to Glenn B. Keller

WARRANTY DEED

THIS INDENTURE, made this 14th day of November, 1947, between THE FEDERAL LAND BANK OF SPOKANE, a corporation organized and existing under the Act of Congress known as the Federal Farm Loan Act, as amended, with its principal place of business in the city of Spokane, County of Spokane, State of Washington, the party of the first part, and Glenn B. Keller and Vera L. Keller, husband and wife, parties of the second part,

WITNESSETH: That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Warrant to the parties of the second part, and to their heirs and assigns forever, the following described real estate, situate in the County of Skamania, State of Washington, to wit:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 3 North, Range 7 East of the Willamette Meridian; Also beginning at the Northeast Corner of Section 25, said Township and Range, thence West 15.003 chains, thence South 27°30' East 32.50 chains, thence North to the place of beginning.

Together with all the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, and all waters and water rights, and all watering and irrigating apparatus and fixtures which are appurtenant to or incident to the ownership of said premises; but nothing herein contained shall be construed as a warranty of any water right.

To Have and To Hold said premises unto the parties of the second part, their heirs and assigns forever, subject to the following:

- 1.. Unpaid taxes, assessments and water charges, including but not limited to those levied or imposed by the United States Reclamation or Indian Service or by any water or irrigation or drainage district or company, and all other unpaid charges, liens or assessments imposed by or pursuant to law on the above described property, including any and all deferred charges, becoming due subsequent to the year 1936.
- 2. Any lien imposed by law by reason of the outstanding indebtedness or any drainage, irrigation or other special improvement district; and any lien or encumbrance revived or placed on said property by, through or under the parties of the second part.
- 3. The exceptions, provisions and reservations contained in patents or deeds from the United States of America, or the state in which said land is situate; or in deeds from railway companies; and any and all easements, rights of way for railroads, roads or highways or other servitudes.

The party of the first part hereby covenants that, except as hereinabove stated, it will forever Warrant and Defend the title to said premises and the quiet and peaceable possession thereof unto the said parties of the second part, or their assigns, against all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed by its proper and duly authorized officers. (Corporate Seal Affixed)

ATTEST:
C. D. Putz
C. D. Putz Assistant Secretary

THE FEDERAL LAND BANK OF SPOKANE
By S. C. Fish
S. C. Fish Vice-President

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

On this 14th day of November 1947, before me (a notary public in and for the above named state) personally appeared S. C. Fish, to me known to be Vice-President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that it executed the same, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.